001.0	0003	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	875,800 /	875,800
					USE VALUE:	875,800 /	875,800
					ASSESSED:	875,800 /	875,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAN SHUN
Owner 2:	
Owner 3:	
Street 1:	1 HATHORNE ST SUITE 17C
Street 2:	
Twn/City:	SAN FRANCISCO
St/Prov:	CA Cntry: Own Occ: N
Postal:	94105 Type:

PREVIOUS OWNER

Owner 1:	JUNG MI-YOUNG -
Owner 2:	-
Street 1:	48-50 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
2	Connect	5.55	1.01

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4967.000	460,500	5,600	409,700	875,800
Total Card	0.114	460,500	5,600	409,700	875,800
Total Parcel	0.114	460,500	5,600	409,700	875,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.09 | /Parcel: 398.09

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	787
GIS Ref	
GIS Ref	
Insp Date	09/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	460,500	5600	4,967.	409,700	875,800		Year end	12/23/2021
2021	104	FV	439,900	5600	4,967.	409,700	855,200		Year End Roll	12/10/2020
2020	104	FV	440,000	5600	4,967.	409,700	855,300	855,300	Year End Roll	12/18/2019
2019	104	FV	369,600	5600	4,967.	435,300	810,500	810,500	Year End Roll	1/3/2019
2018	104	FV	382,500	5600	4,967.	317,500	705,600	705,600	Year End Roll	12/20/2017
2017	104	FV	358,800	5600	4,967.	276,500	640,900	640,900	Year End Roll	1/3/2017
2016	104	FV	358,800	5600	4,967.	235,600	600,000	600,000	Year End	1/4/2016
2015	104	FV	319,900	5600	4,967.	230,400	555,900	555,900	Year End Roll	12/11/2014

!76!

PRINT

Date	Time
12/29/21	17:58:29

LAST REV

Date	Time
10/04/19	10:37:00
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 76

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUNG MI-YOUNG,	1542-116	1	4/5/2019		875,000	No	No		
WEICHERT RELOCA	1350-118		2/29/2008	Bank Sale	508,000	No	No		
LOCCISANO VINCE	1350-117		2/29/2008	Forclosure	508,000	No	No		
JAGGI MARTA R &	1290-68		9/10/2004		610,000	No	No		
INTER MED INST	1096-112		6/18/1992		1	No	No		B

USER DEFINED

Prior Id # 1:	787
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2015	1677	Re-Roof	17,000					
4/23/2008	380	Manual	2,500	C				remove walls
4/10/2008	345	Redo Kit	5,000	C				
9/24/2003	815	Re-Roof	9,995	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2019	SQ Returned	JO	Jenny O
9/12/2018	Inspected	BS	Barbara S
8/20/2018	MEAS&NOTICE	CC	Chris C
5/11/2018	Meas/Inspect	HS	Hanne S
11/24/2017	MEAS&NOTICE	PH	Patrick H
5/14/2009	Measured	372	PATRIOT
12/16/2004	MLS	HC	Helen Chinal
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4967		Sq. Ft.	Site		0	80.	1.03	1			Med. Tr	-10					409,687						409,700	

Total AC/HA:	0.11403	Total SF/SM:	4967	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	409,687	Spl Credit		Total:	409,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	4 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12727273
Const Adj.:	0.97980404
Adj $ / SQ:	198.811
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	625622
Depreciation:	165164
Depreciated Total:	460458

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

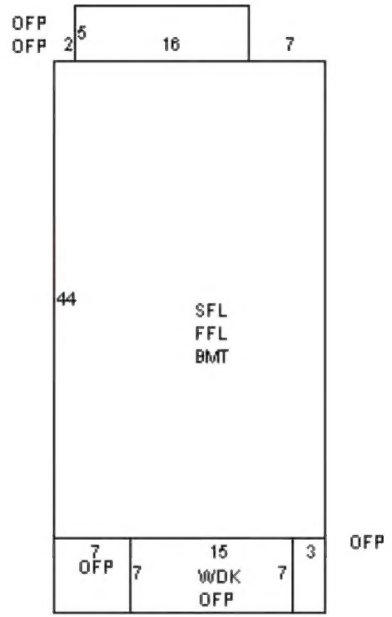
No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	198.81
Special Features:	0	Val/Su Net:	123.13
Final Total:	460500	Val/Su SzAd	209.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	59.640	65,608
FFL	First Floor	1,100	198.810	218,692
SFL	Second Floor	1,100	198.810	218,692
OFP	Open Porch	335	20.990	7,033
WDK	Deck	105	15.210	1,597

Net Sketched Area:	3,740			Total:	511,622
Size Ad	2200	Gross Area	3740	FinArea	2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X20	A	AV	1923	23.38	T	40	104			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600